

FOR SALE

WESTBAY CENTRE

14601-134 AVENUE
EDMONTON, AB

Cushman & Wakefield Edmonton
Suite 2700, TD Tower
10088 102 Avenue
Edmonton, AB T5J 2Z1
cwedm.com

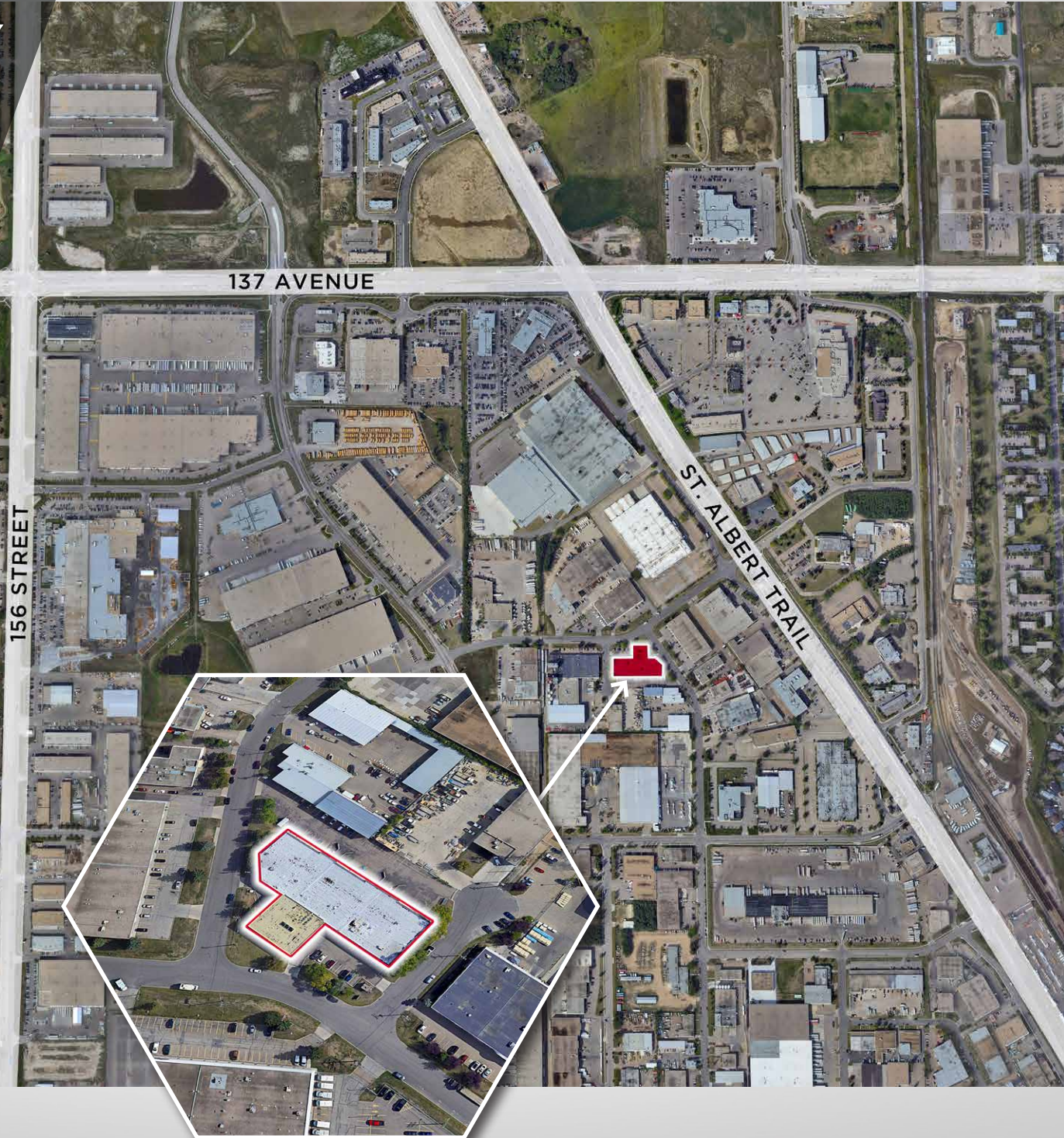
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PROPERTY HIGHLIGHTS

- ±40,374 SF office and office/warehouse building
- 2 storey office tower and multibay industrial
- Dock and grade loading
- Strong tenant base
- Long term leases
- Ideal owner/user building with income



137 AVENUE

156 STREET

ST. ALBERT TRAIL

PROPERTY DETAILS

MUNICIPAL ADDRESS

14601 - 134 Avenue, Edmonton, AB

LEGAL DESCRIPTION

Plan 7621570

Block 11

Lots 6 and 9

YEAR BUILT:

1977

BUILDING SIZE:

±40,374 SF

SITE SIZE:

±1.80 acres

ZONING:

Business Employment
(BE)

TAXES (2023):

\$92,751.51

ASSESSMENT (2023):

\$3,721,500

SITE DESCRIPTION & IMPROVEMENTS:

Located within the Bonaventure industrial neighbourhood in northwest Edmonton, the subject property is improved with a 2 storey office tower and multi bay warehouse with 2 storey office along the building's north elevation.

The current owner has improved the east/west and north building elevations with new stucco finish within the last few years

INCOME:

Existing tenancy includes Alberta Infrastructure, Watson Pools, Motor Credit and MC Cabinets.

PROFORMA NOI ±\$369,504

ASKING PRICE:

\$5.75 MILLION



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